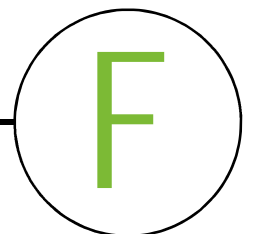


appendix

Hands-on Design Session Survey

April 30, 2004



Hands-On Design Session Survey

Fayetteville Downtown Master Plan
Hands-on Design Session (January 10, 2004) Exit Survey - Categorized
February 6, 2004
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our vision our future FAYETTEVILLE DOWNTOWN MASTER PLAN hands-on design session saturday, january 10, 2004

107 survey responses

	Yes 31	No 71 (but 9 self-identified hist. dist./Mt. Seq.)
Live Downtown		
Work Downtown	59	46
Shop Downtown	95	12
Walk Downtown	93	14

Which idea is most important to you?

College Avenue/Archibald Yell (30)

- Fix College/Archibald Yell entry
- Beautify College/Archibald Yell
- Spruce up AY & College
- Re-planning AY below Mountain St.
- College corridor to tree-lined boulevard
- A "gateway" at S. School/AY
- The blvd. idea for School and College
- Make College and Archibald Yell beautiful
- Improving the entrances
- Changing College Ave.
- AY/College Ave. revitalization (boulevard), pedestrian friendly, green
- AY/College revitalization
- Re-working the old Fayetteville by-pass (AY) from a high speed traffic corridor into a more humane boulevard or street
- Create gateways & use them to direct traffic flow
- Making it easier to access College Ave. & improving the look of College Ave, bringing more specialty shopping to downtown
- AY corridor — slowing traffic & providing "gateway" to downtown area
- Connect I-540 to downtown/cultural district
- Bridge AY
- AY solution of median
- Gateways

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- a redesigned College Avenue
- Improving College from 6th St. to Maple
- gateway entries that capitalize on visual landmarks
- AY rerouted
- AY tree-lined development of street
- AY redesign
- What happens along College, especially @ Dickson
- Improving aesthetics along College Ave.
- Accessibility thru College Ave. and beautify it
- Downtown "boundary" (sic) development & slowing associated College/AY traffic

Green Spaces (21)

- Developing green space
- Greenspaces
- Greenspace
- Expanded greenspace around proposed bike trail
- Park areas on Dickson St. for residents
- Increase landscape & softscape (green it up!)
- Trees
- Green spaces (p.s. we need a pet park in this area)
- Establishing greenspaces and green corridors and adding green/artisanic gateways
- The notion of civic (clean-up) crews to somewhat "adopt" mini-areas of green spaces
- Trees
- Develop greenways and pocket parks
- Greenways
- Bringing the "trails and greenways" into downtown from N-S along Scull Creek & Nameless Creek; E-W??
- Green Spaces
- having pocket parks and safety nodes for sitting/walking
- More trees
- More green space
- Green space
- Greenways — start working on connection to north as well as south (Talk to Fayetteville Natural Heritage Assoc — Pete Heinzelman)
- Trees lining major (and some minor) roads to add green space, warmth, more attractiveness, classiness

Walkability (20)

- Better trails, sidewalks, and pedestrian paths (tree lined)
- Bike and pedestrian paths
- The downtown needs to be more pedestrian friendly
- Improving streets (pedestrians)
- Walkability (green spaces & piazzas—public areas)
- Favor pedestrians
- Tree-lined streets
- Sidewalks

- Pedestrian traffic encouraged and protected
- Access—walkability
- Pedestrian-friendly design for mixed use development and infill
- Increasing pedestrian ease of use
- To increase pedestrian-friendly areas:
 - o Wider sidewalks
 - o Lengthen & develop trail
 - o Lighting, benches
- Pedestrian friendly
- safety, comfortable walks, environmentally
- pedestrian safety
- Integration of surrounding neighborhoods into downtown area by means of foot/bike/traffic to enhance it's link to the overall community
- Bikewalk trails
- Bike racks
- Pedestrian friendly & beautify the roads to create gateways to interesting points

Mixed use (17)

- Mixed use
- Increase density and mixed use—we need lots of downtown housing
- Mixed-use, higher density in central area
- Encourage mixed use & infill development
- Mixed use development
- Mixed use/higher density
- mixed use, living
- Mixed Use
- Diversity and mixed use
- Mixed use — emphasis on housing
- Increase density with mixed use (residential/commercial)
- Mixed development
- Responsible mixed use density
- Increasing the density to provide continuous mixed use and residential (rowhouse) streets
- To attract people to come & live downtown in mixed use areas, the area needs to be attractive and safe. If these items are addressed, as well as bringing entertainment, etc. downtown, the area can continue to be revitalized. Timing (of construction) however, may be difficult.
- People density
- Neighborhood center

Parking (14)

- Better parking—I personally think several small lots throughout district are better than huge parking decks. 2 blocks is the "comfort level" for most people to walk. We need incentives for downtown workers to park in town center lot (or deck behind Bank of Fay) and leave on-street parking available for short-term customers. Eliminate meters on Block and enforce 2-hour limit. (Now, people feed meters all day & the public thinks the lots behind Block are private.)
- Infill—parking camouflaged
- Convert parking lots to parking decks & infill

- Parking within retail/residential structures, "laminated"
- Hidden parking
- Development of mixed use parking garages in Dickson St. and SQ areas
- Mid-block parking
- A smart low-rise parking deck program possibly in concert w/existing churches
- Parking
- Build parking decks w/shops etc. on 1st floor
- Parking decks with storefronts, etc. on street—first and easiest, present lot bounded by Center, Church, & Meadow
- Screened parking decks
- More street-lined buildings rather than parking lots lining streets
- 3 story or less buildings on street (parking centralized and shaded by office or commercial buildings)

Housing (12)

- Preserving (protecting) residential use
- Quality multi-economic housing
- Artist lofts
- There needs to be more housing to encourage use
- Higher density housing
- Infill residential
- High density residential—I want to live downtown but nothing has been available that is attractive and affordable to buy
- Residential scale
- Residential development
- more front porches in residential development
- Townhouses in green space
- Rowhouses

Cultural (11)

- Open multi-use cultural activity area
- Art
- Cultural district
- Maintaining an authentic culture
- Make Fayetteville a real cultural destination—museum and arts
- Public art
- Linking of cultural entities
- Historic & cultural district designations
- Artist live/work space and public art
- Emphasizing art attractions
- Artist district on the south side

Connections (9)

- Connecting nodes
- Connecting the parts of our downtown area
- Connect "Mill District" and South Fayetteville w/downtown
- Connect West to School through WAC lot

- Meaningful, recognizable links to downtown
- Connect Dixon St. south to Library and SQ
- Connecting South Fayetteville to Downtown area
- Connection
- Linking the two sides of the study area (one side of College to the other)

Public Spaces (7)

- Large pavilions that would be pleasing to view
- Enhance the identity of the public realm (streetscapes, plazas, courtyards)
- Make areas more pedestrian friendly – better sidewalks, tight intersections, link south Fayetteville w/downtown, etc. (There were lots of good ideas)
- Link important areas for walking
- Train depot and area around it as public space
- Turn the train station into a park. City-owned—lease out station and use rest as park—possibly museum pertinent to Fayetteville history
- More shops, gathering places for families

Gateways (7)

- Entrance to downtown area
- Gateways
- Gateways to area
- Gateways
- Connect gateway points w/pedestrian corridors
- Sense of arrival to defined area of social and economic vitality

Infill (6)

- Infill that increases residential and commercial that creates street edge
- Increased downtown density—housing, shops, offices, entertainment
- Greater density downtown
- Urban infill
- Infill empty corners to create sense of "urban city"
- Higher density mixed use infill

Businesses (4)

- Making it more small business friendly
- Retail on Block
- The possibility for more retail around the square needs to be designed
- Increase residential & retail areas – rest will follow

Implementation (4)

- That this plan be implemented in a timely manner
- Incentives
- Incentives
- Encourage infill and mixed use development – tax incentives from our city?

Transportation (4)

- Trolley between U of A and Downtown SQ via Dixon and Block
- Use train to bring people to downtown and the trolley to move them around once they are there
- Light rail to connect the NWA towns
- Light rail

Historic Preservation (4)

- Saving historically what we have left
- Preservation
- Preserve and "restore" architecture elements (historical)
- Preservation of buildings, historic district designation

Infrastructure (3)

- Bury utilities
- Bury all utilities
- telecommunications strategy
 - improving capability for e-commerce, e-learning, e-entertainment (long note on back of sheet)

Regulations (3)

- Identify residential and commercial districts with design standards
- Land use must encourage private investment
- Getting developments to "fit", i.e. look "oldish" have a street dialogue (not cut off from the street) and mix the bldg's use between commercial and rental/owner occupied

Hillcrest Towers (3)

- Tear down Hillcrest Tower—make a public plaza. Make Mountain Inn affordable housing for seniors—puts them one block from bank, farmer's market, restaurants, the Square. Please, please do it
- Take down Hillcrest Towers
- One concern—with Hillcrest Towers in so many "bull's-eyes", where will all the people with handicaps and rent-control needs live?

Traffic (3)

- Control traffic
- Traffic control
- Rerouting oneway streets

Miscellaneous (3)

- For me it is all visual (keeping the city nice looking should be the top priority)
- The level of intelligent interest in regards to people friendly atmospheres
- Mountain Inn

What is your vision for the future character of Downtown?

- More shops—remove farmers market to another location
- An area of the city people want to come to (with lots of detail to be worked out) keeping in same "style" as the SQ and Dickson
- Entirely walkable
- To see it become a "welcome mat" to all classes of people. I want to see people feel free here. Originally, when I first came to live here in July 1976, Fayetteville was a place of Freedom of Expression. We need to preserve this.
- A unique place like the "French Market" in New Orleans but different
- Keep the good desirable features
- Mixed use, convenient (but unobtrusive) parking, beautifully landscaped, family friendly, bike and pedestrian friendly
- The destination of NWA
- A mix of unique (non-chain) shops, restaurants & clubs and mixed residential. Retain historic character—existing single family homes. Connected sidewalks with lots of trees. Keep old trees whenever possible. Stop conversion of homes to offices. Stop conversion of street level retail to office (5 retail spaces on Block & Center have converted in the past 8 years including the S&L section of Bank of Fayetteville (The white bldg next door)). Require office to be upper level or rear ground level. Need more retail, esp on Dickson Street. The bars are taking over. Train Depot needs to be developed or torn down.
- Denser high quality development
- Walkable areas
- Connect to university via Dickson
- Have multiple residential districts w/ design stds
- Have multiple commercial districts w/ design stds
- Trolley system along Dickson from U of A to SQ
- Utility wires underground
- More mixed use including median priced residential
- Corner markets, mixed residential & business areas. I would like to see Fayetteville grow in the arts area. More museums, live music, and outdoor activity areas
- 3-4 story traditional buildings on lovely streets
- a real downtown with shopping (all kinds), housing, institutions
- the current character needs to be enhanced with more pedestrian activity
- intelligent & friendly place for work & play
- combine residential, business, culture within walking distance
- reinforced enclosure system via bldgs, trees, and higher density
- a city w/ an excellent quality of life. That will require planning and a strong political will
- way more pedestrian friendly; more city gardening/green spaces, more civic/private owned interface; bringing outside culture to our area/the city
- more of what we have, with a general mixed use in a larger area (corridor)
- mixed use, pedestrian friendly, vital 24/7 while preserving the character (small town)
- Diverse, dense, pedestrian friendly
- Pedestrians, shopping, much more residential (apts, condos, rowhouses)
- Cultural center for region with unique special niche (sic) retailing
- Diverse, dense, cultural—museums, parks

- Diverse, multi-generational/cultural, active interconnected, a neighborhood
- Beautiful tree-lined streets with townhouses, retail commercial, cultural that is densely populated but offers quiet living areas. When people cross into this area they will know they are in a special place. It will feel welcome to all income levels & backgrounds
- Regional destination
- Funky buildings with unique shops, affordable spaces for artist and musician studios, and disguised and well planned parking, and community gardens. Has anyone seen the RICE area of Houston? Beautiful.
- Built to attract pedestrians parking garages & shared parking
- A total family entertainment & living-in space, which cannot be reproached or redressed by mall development & the rest of the urban sprawl phenomenon.
- Cohesive image w/ authenticity
- A place for many people to live and shop with ease
- More mixed use, outdoor cafes, front porches, preservation of SQ, Garden & Farmers' Market at SQ
- Historic character restored/enhanced; dynamic
- Mixed community. Ethnic, economic, residential, business diversity.
- Entertainment & mixed use residential
- Build on the remnants of the pre-car design of downtown area
- Pedestrian friendly, more trees
- Vibrant mix of office, commercial, residential, restaurant, cultural, & public spaces—while maintaining its unique character!
- Mixed use residential (higher density but not all transitory, maintaining owner occupied areas) More shops and interesting places to be.
- Build on the best of what we have.
- Mixed use, pedestrian friendly cultural/entertainment district
- Harmony-unity in mixed use development. Make buildings follow covenants of uniformity i.e. exterior type (style), awnings, lot line, etc. Lots of shops, offices, etc. so the area is self-contained for residents
- A live with activities "living postcard" mixed-use infill/density. Promote residential living.
- Interconnected neighborhoods
- Dense, unique character, vibrant, green space
- Maintain the easy going nature and character of the area as population and building density increase
- More public magnets—all hours—art venues
- "Ozarkville" like a hill town Seaside but lose the elitist condos in Fla. (look) An entertainment district known for partying (function) and residents
- A popular (highly populated) area, inclusive rather than exclusive
- A additional mixed use; incorporation of commercial, retail & residential
- Residential. I have long felt that the 4-plex units w/ modest separation walls would spur vitality to carry the "downtown" area for the next two decades (infill unit development)
- Mixed use—work/live/entertainment
- I'd like to see development of a dense urban fabric, well-integrated w/ surrounding neighborhoods. I'd like to see amenities that are attractive to different age groups (i.e. elderly, children & teens as well as college students/middle age)
- More well rounded area to live in and visit. Exciting entertainment, and relaxing green space
- A place everyone can enjoy—attractive, comfortable
- Retain as much of the history as possible. Make it pedestrian friendly. Safe.

- Great place to come—walk—shop. Heart of the City.
- Enhance present character
- Taking the beauty of the SQ and expanding it out into other areas—creating a community that celebrates the arts, diversity & joy of living
- Retaining historic character but vitality of developing with diversity—for residents, businesses, neighborhoods
- Trees, benches, outdoor markets
- 4 areas—SQ, Dickson/West St., New Library, Dickson & Block, link w/higher density housing, retail, walking, trees
- vital/dynamic—cultural, entertainment, & commercial center
- People on the sidewalks (not just @SQ) day and night
- A unique destination providing unique/historic architecture, cultural activities, retail, residential and greenspace
- Neat place—more of the same
- Special, unique human space people live/work/enjoy!
- Work, play, live
- More pedestrian, more residential—a complete urban center to live and work
- An inviting place for everybody to be—walk, shop and live. Downtown movie theater, café, bookstores, little shop for grocery shop
- Mixed use—retail, cultural and public space, consistent treatment, green spaces and increased street trees
- Clean with character
- Connected, architecturally significant, green, gorgeous
- Enhance what we have: mixed use, more small retail; higher density; prettier
- Activity Center: arts & entertainment; markets & festivals; library; conventions & meetings; exercise; dining; shopping (art galleries); museum
- An improved area that remains distinctly Fayetteville. It should not lose character that makes our own downtown unique.
- I want the character of our downtown to reflect the uniqueness of the Ozark Urbanity it is—to reflect a "can do" ethic, a mix of built form, topography, & indigenous materials...I do not want an imported character, instant history, or kitsch!
- Safe, friendly, viable, inviting
- Beauty & Interest—both for residents and visitors
- A more integrated area
- More storefront development. Expand farmer's market into old post office bldg.
- I'd like it to be a place where I could live, shop, and be entertained without using my car. I'd like a Portland/Seattle experience in downtown
- Historic architecture like the SQ; more walkable; sidewalk cafes; diversity of businesses; hip, fun, cultural arts area (arts, music, theatre, dance)
- Attractive, green (also sustainable), diverse
- Same character, less confusion of identity. What functions? More family orientation, environmentally sensitive
- Livable, beautiful and happening
- Preserve livability & quality of life
- Historic buildings remain!! (and structures) Plazas with fountains; sidewalk cafes; more residential and retail

- Lively, dense, thriving, pedestrian-focused
- That it be a residential neighborhood as well as a destination
- Destination at all times (not just evening) for many populations (young, students, adults)
- People, arts & entertainment
- I like the single-family characteristic of small homes. While an increase in density may be needed to attract people and increase population, historic preservation of building & homes in good condition should be addressed. I would also like to see good architecture.
- Unifying surrounding residential w/downtown commercial
- Unified multiuse
- Exciting, walkable, beautiful & things to do & places to go! Water fountains, statues, etc.
- Unify original surrounding residential neighborhoods with original commercial
- Combined business & residential; keeping Ozark Mountain town style—magical small town feel—inviting. Maintaining/keeping/supporting old houses—perhaps encouraging a historic plaque on houses at least 85 years old and maintained w/care & for preservation. Stop paving over paradise to build parking lots—consider a deck at existing lot on Dickson by WVAC, but avoid look of a parking deck by providing a street/sidewalk lined façade that mimics the storefronts, but instead a parking deck would be behind the storefront façade on the two main sides seen from the street—similar but even better than the new deck on Rollston
- Balanced, mixed use
- Mixed use
- Quality streets, bike paths
- For downtown to become a thriving, walkable, aesthetically pleasing environment
- Shopping, activities for persons at all ages—make Downtown fun!

Are there any specific areas in Downtown that need particular attention in this plan?

Specific Places

- Restoration of the Old Post Office (2)
- Redevelopment of Mountain Inn (11)
- Train Depot (9)
- Hillcrest Towers (7)
- Rehab bad property
- Old Library – art museum, children's discovery/science museum. Should remain a civic bldg—NOT private condos. Another public/private non-profit partnership like WAC?
- A G Edwards Building (3)
- buildings at the corners of College & Lafayette
- I would like to see the Fed. Bldg relocated. It doesn't seem compatible with a user friendly downtown—since OK City Bombing no one has even been allowed to park along the street there, taking away from an already limited parking situation
- WAC lot on Dickson – replace with deck, w/shop etc. on 1st floor
- Ball
- A vest
- The area around the hospital
- Move the jail on 71B, (it is ugly and intimidating)

Gateways

- Gateways

Farmers' Market

- I agree with some mentioned by the various groups. I would love to see a community flea market as a weekly event, perhaps in conjunction w/farmer's market
- in winter put farmers' market in OPO
- Put farmers market in OPO
-

Streets

- College Ave (32)
- AY (26)
- Block St. (9)
- Dickson St. (4)
- School St. (12)
- Center St. (3)
- Lafayette St. (6)
- West (2)
- 6th Street (1)
- Maple Street (3)
- Mountain St (1)

Parking

- Parking needs to be consolidated. Remove the wasteland of concrete and convert to mixed residential.
- Less concrete, shield parking areas from view
- All parking lots that could be buffer with retail/residential spaces, vacant surface utilized better
- mixed use parking garages in SQ and Dickson St. areas
- Parking/parking decks
- Parking lot emptiness (Church St. – eastside between Mountain & Meadow)
- parking off of Gregg turn into a trail/pedestrian (drive there and look at parking during classes between Lafayette & two blocks north)
- eliminate storefront parking
- No more parking lots!
- reduction of surface lots to promote infill
- WAC parking lot
- Parking
- utilizing space not just for parking—parking with business below
- All parking lots need reclaiming. Build out lot across from City Hall along Church St.
- multiple utilization of church parking lots
- support areas around & including parking lots
- parking near high demand area
- The parking areas behind the Old Courthouse/jail didn't make our plans. This area is currently a pit & needs something done to it;
- parking decks/mixed use
- Depot/parking lots are ugly/better walking paths/pocket parks/outside cafes
- There is way too much unused space downtown – we need lots of infill on parking lots into more residential space with shared parking structures

Green space/public space

- It would be nice to have more shade, places to sit in Town Center Plaza
- pocket parks
- As much existing green space as possible needs to be maintained and enhanced as such
- Trees
- Greenspace
- pocket parks
- Greenways

Housing

- residential – allow 0-setback sidelots for connection of rowhouses
- Residential use needs promotional & development incentives – It must not turn into a ghost-town at 5 pm like downtown St. Louis
- Increased residential density below the SQ
- residential areas
- Tie in residential neighborhoods south of AY
- South of the square – moderate housing could be developed there
- infill residential

- downtown townhouses (rowhouses)
- vitalize and protect residential

Walkability

- Immediate concern: Need good crosswalk at School Ave by new library. Parking will be great but pedestrian access is not
- pedestrian friendly
- First priority – block street from Dickson to the Sq, small shops, greenery, easy walking to tie the Sq to Dickson

Schools

- School need protection! Washington and Jefferson contribute to the empowerment of the residents with families & children. Do not let Jefferson or Washington get moved out of downtown as there are now steps being taken to do!

Churches

- Expansionist churches (Central Methodist, UBC)

Connections

- Link to South Fayetteville
- Area that connect & lead to SQ, Dickson.
- Connecting Dickson & SQ (Block & East)
- connecting to East & South;
- connectivity of new library to Dickson to WAC
- connection: Dickson w/SQ—interface @ Block & Dickson
- Access/connectivity on foot/bike

Miscellaneous

- entire zoning code & need for incentives
- Core area from the SQ to Depot
- driving is very difficult (I don't like having to turn all the time just to go straight)
- Civic harmony
- Plan for highrise bldgs – how high and locate, make sure trucks can get around to make deliveries
- Utilize the areas south of currently defined downtown district
- Mill area
- Wide tree-lined sidewalks
- Fill the "holes" in the storefront roles
- All
- Intersection of West & Dickson needs to be built out.
- ARCHITECTURAL HARM ONLY!
- College Ave. retail being more dense and beautiful
- existing structures of historic value
- Less requirements for space between buildings. In order to make walkability and transit systems work, we need to decrease the distance entry-points of destinations. This requirement is contrary to buffer zones, berms, individual dumpster access, etc. We need an urban plan that handles the needs of

the individual without pushing destinations apart. But it should not create the kind of exclusive place only accessible for those making 6-figure incomes.

- Perimeter (arterial) streets receive STD 1) low 2) med and 3) high bushes, with emphasis on shape, color & ease of maintenance (eg litter removal)
- we need more diversified shopping opportunities
- Could we bury the utility lines?
- Infill
- Landscape
- Streetscape
- multi-use structure
- Streetscape
- AY & South & Mill District
- keep small scale
- redo Sr. citizens—small scale scattered
- Lead, unoccupied buildings that need restoration. A round Rock & Block, south side
- consistency standards for full area (types of lights, underground utilities, streetscape standards & signage)
- affordable housing that is sustainable
- development code that makes all this legal
- building on street, no setback
- entry streetscape from I-540 to the entry areas
- Mountain
- use depot area on Dickson Street; address edges of the area
- Whole town needs "clean up – fix up" plan and clearer signs for streets and parking
- south side
- Utilizing existing city property for creative community resources
- Ugly big bldgs on SQ
- South areas
- redevelop back where Hillcrest Towers is located
- un-do one-way streets

Favorite Buildings

Bank of Fayetteville/Lewis Bros	26
Old Post Office	24
Old Courthouse	17
Train Depot	7
Three Sisters	6
Mountain Inn	5
Mrs Young Bldg	5
New Blair Library	5
Old Jail	2
Lafayette Gregg house	2
David Adams jewelry	2
Bxxx Electric	2
Eason Bldg	2
Mystic Melon	2
Brew Pub	2
Laundry Bldg	2
Hillcrest Towers	2
Walker Stone house	
Underwood (Fay Jones)	
Town Center	
Old Main	
The Mill	
Terminal A	
NW Corner Locust & Spring	
NE Corner Rollston/Dickson	
Overby Law	
Dickson St. Theater	
Methodist Church	
Old Ice Plant	
SWEPCO Bldg	
House @ Church/Rock	
Arsges	
UARK Bowl	
1 st Christian Church	

Favorite Streets

Dickson	25
Block	12
The Square	10
Center St	7
Ead	7
Rollston	6
Mountain St	4
Washington	3
Lafayette	2
Meadow	2
Boles	
College Ave/Archibald Yell (potential)	

appendix

Work-In-Progress Presentation Survey

April 30, 2004



Work-In-Progress Presentation Survey

our vision our future FAYETTEVILLE DOWNTOWN MASTER PLAN work-in-progress presentation thursday, january 15, 2004

What events did you participate in during the charrette week?

Attended only the Work-in-Progress Presentation:	17	(15%)
Attended the Work-in-Progress Presentation and one charrette event:	17	(15%)
Attended the Work-in-Progress Presentation and two charrette events	32	(28%)
Attended the Work-in-Progress Presentation and three charrette events	23	(20%)
Attended all charrette events:	24	(21%)

Of the many ideas you heard tonight, which ideas should be made a top priority?

1. Reclaiming College Avenue and Archibald Yell	38	(20%)
2. Redesign of Streets	33	(17%)
3. Revising the Land Development Regulations	31	(16%)
4. Pedestrian-friendly, Walkable Downtown	19	(10%)
5. Greening of Downtown	18	(9%)
6. Smart Parking	18	(9%)
7. Downtown Living	16	(8%)
8. Infill Opportunities	10	(5%)
9. Location Types of Uses	7	(3%)
10. Implementation Strategies	6	(2%)
11. Preservation and Revitalization	5	(1%)

1. Reclaiming College Avenue and Archibald Yell (20%):

- Reclaiming College Avenue South, make it into a boulevard
- I strongly feel the improvements of the entranceways to our city will make a strong impact and impression. The piece that showed the change on Archibald Yell Boulevard would be outstanding.
- College Street changed – reduction of asphalt
- Identify entry to downtown – improve College Ave./Archibald Yell corridor
- College AY/School – single lanes with median and round-about at Lafayette/College. This will set the stage for the rest of the projects.

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- the corners of Lafayette and College
- turn 71B (AY) into a boulevard
- College Avenue, Archibald Yell intersections
- Helping College Avenue
- 2-laning College and Archibald Yell – I approve of the Boulevard concept on AY, but not at the expense of existing trees and greenspace and neighborhoods
- College Avenue and Lafayette intersection
- Archibald Yell Boulevard
- Lafayette and College intersection (2)
- College Avenue / Archibald Yell (2)
- College Avenue and other streets around square
- College Avenue and the gateways
- College Avenue / Archibald Yell with pedestrian stairway connection to housing areas south of AY
- Fix 71B!
- Conversion of College Avenue to 3-lane – tree lined
- 71B – revamp – Boulevard
- College Avenue (from North Street south in increments) converted to 3 lane with a greenway (the AHTD will want the median in concrete)
- decrease number of lanes on College Avenue
- restructure College Avenue, especially intersections of Rock, School, and Lafayette
- Lafayette and College
- Narrow Archibald Yell and College
- College Avenue
- The computer generated photos of the intersection of Lafayette and College – the very first photo reflects an idea that is possible within five years – yes it is!
- Slowing traffic on College
- Change 71B
- I really liked the College/Lafayette vision as well as AY redesign
- Your ability to improve the unsightly areas in town – i.e. College, Lafayette, Archibald Yell, Block Avenue is phenomenal and should be implemented ASAP
- Archibald Yell improvements
- College Avenue modification plan
- College Avenue and AY improvement as shown
- Archibald Yell
- Development of a landmark entrance

2. Redesign of Streets (17%):

- Redesign streets
- One way changes that have civic landmarks
- Slow traffic
- 2-way streets
- 2-way traffic on streets / no one way
- two way streets

- Street redesign
- 2-way streets leading to the square
- Street intersection and major downtown entry point revisions
- Love the way you create new entry/visitor to downtown and re-route traffic to slower, diverse routes
- Narrower streets
- Street design
- Change one way streets to two way
- Continue streets like Dickson Street
- Slowing traffic down
- Block Avenue
- Excellent traffic management
- Traffic calming – many of the other good things will follow if we can slow traffic down, especially intersections of Lafayette and College
- Traffic changes
- Traffic reform
- Boulevards
- Eliminating one-ways
- Traffic calming
- Make one way streets into two ways
- Make School Street a major entry in downtown
- Roadways transitioned toward a master planned design
- Streets – A former mayor made our great old streets one-way too many times. Get rid of them (a majority anyway). [The mayor] Wanted people to be able to get to work faster for goodness sake!
- Implement one way street changes, right-of-way widths
- Traffic calming/greening in heart of city combined with "urban" (screened parking, canopied, mixed use, etc.) infill
- Block Avenue
- Traffic consolidation (help us stop the "short-cut artists")
- Redesigned streets/sidewalks
- Streets zoning all of it

3. Revising the Land Development Regulations (16%):

- Adopting plans and codes to promote the kind of development suggested in the plan
- Modifying the zoning ordinance immediately so that property owners in this district can start implementing these ideas ASAP. I am currently designing 2 projects within your study area
- That we (City of Fayetteville) develop smart regulations immediately!! So that all future development sustains the vision presented – fantastic – let's get started. Now.
- Improve current development codes
- change zoning regulations to promote street front buildings
- Regulatory zoning updated
- architectural standards

- Recommend new zoning and construction/preservation guidelines
- Zoning
- Preservation of buildings and character BALANCED with exciting new infill with some architectural regulation (This is Fayetteville, Arkansas – I fear some redneck developer making fast, cheap boxes with siding and bad windows and no landscaping)
- architectural guidelines
- NEW ORDINANCES With higher expectations
- Setback adjustment
- Implementing these ideas on street standards and building design into our building ordinance
- New development code!
- Appropriate zoning
- Building toward the street
- Mixed-use zoning
- Change rules to allow for infill building
- Zoning and setback regulations
- Zoning reform
- Zoning
- Redevelop zoning, parking and setback requirements
- Rules for development
- Make City regulations growth favorable
- Changing regulations to make the plan possible
- Change regulatory procedures immediately so possibility thinking is a "no brainer" for City Board / Planning Commission. Opens up creativity, removes barriers.
- Review/rework zoning regulations
- High level of quality
- Move away from suburban encroachment
- I like the idea of bringing the buildings up to the street

4. Pedestrian-friendly, Walkable Downtown (10%):

- Changing streets to slower moving, pedestrian friendly boulevards
- Streets as tree-lined boulevards
- Walkability, sidewalk improvements
- Walkable, bikeable downtown
- slower streets – sidewalks that are safe
- Streets and walkability
- walkable
- walkability, trees and street improvements – especially entries to downtown area
- Street quality, especially for walking (and especially the build-to line and trees)
- Walkable streets
- Making safe intersections for pedestrians
- All = pedestrian friendly
- Safe passage on tree-lined pedestrian friendly streets
- Pedestrian-friendly

- Walkable
- Pedestrian priority
- Pedestrian friendly
- Trees for a more vital pedestrian downtown
- Pedestrian friendly development

5. Greening of Downtown (9%):

- Planting more street trees
- Green space at key "design cusps" (turns view sheds to other districts/zones)
- green space with walk/bike trails
- Greening
- Trees along streets and shade
- green space
- trees
- green space
- Green
- Trees
- Green spaces, trees
- Trees
- Green
- Greening of streets
- Adding green space and street trees
- The green infrastructure
- Small "pocket parks" or commons in downtown area
- A smuch greenspace and tree plantings as possible

6. Smart Parking (9%):

- Shared parking
- mid block parking
- Public parking structures
- Parking
- structures
- parking improvement
- Infill, parking structures
- getting rid of parking lots throughout downtown
- Make better use of areas that are currently dull parking lots 1 space per business
- Parking issues presented (Maple/Lafayette intersection)
- Parking and liner buildings
- Lined parking structure and filling in the others
- Parking decks – shared use – interior
- Hidden parking
- mid block parking
- Shared parking structures

- Buildings and trees to the front and parking behind or in parking decks
- Walton parking lot seems most vital

7. Downtown Living (8%):

- Housing
- Residential infill of downtown
- middle income housing
- Affordable housing
- Affordable residential housing downtown
- Housing (mixed) in downtown
- Residential infill
- mixed use structures and mixed income available housing
- The opportunity for residents with various incomes to have a chance to live and own their homes/apartments/townhomes in the downtown area
- Focus on infill housing
- Residential infill
- More housing downtown
- Housing
- More downtown, owned housing
- Mixed income housing/mixed use
- Greater density

8. Infill Opportunities (5%):

- Infill – especially the parking lots
- Infill
- retail and residential infill
- Infill of retail space
- Infill at higher density with tighter setbacks
- Increase residential density and mixed use with infill
- Infill downtown with more affordable mixed housing/retail
- Mixed use buildings
- Residential and mixed-use infill plans
- Land use plan with infill suggestions

9. Location/Types of Uses (3%):

- Mixed use with connectivity
- Retail space
- Mixed use
- Mixed uses
- Locating a brew pub on College and Lafayette
- Post office back on square
- Downtown cinema and retail

10. Implementation Strategies (2%):

- Incentives for business and residential development
- Civil/private partnerships for developers
- Economic incentives for mixed income residential development
- Strategies presented by Ed Starkie
- Planning and financial support for creative development
- Rehab efforts with financial assistant – tax assessment freeze

11. Preservation and Revitalization (1%):

- Revitalization of existing spaces and places
- Preserve and enhance West Lafayette
- Balance of focus on preservation and smart development
- Preserving the "special places"
- Working on the "eyesore buildings" – how to eliminate or redevelop

Are there any elements of the vision for the future of Downtown we might have missed?

Building Heights:

- I can see buildings of 5-10 stories, where would you suggest these occur

City:

- City's and commitment to get it going and keep it going

Compatibility and Connections:

- Compatibility
- A stronger and more multiple connections from the University to Downtown. This should add already present numbers of touring people who can easily and comfortably transition from their visit to the school, into an enjoyable tour of downtown
- No mention of compatibility!
- More walkable green spaces connecting entire area

Cultural Arts:

- Possible museum locations (old hospital maybe, other spaces) for our project (MBA's museum feasibility project) could you direct us on different areas that might be available for a possible museum – we would love any input you have for our project. You can reach me at: charlow@uark.edu.
- More art and sculpture in vision areas
- Need to get more detailed input on culture arts, needs and correlate to demographic and economic feasibility

- Include in recommendations of other places successes we can learn from and build on. Especially for cultural tourism, historic preservation (architecture) and museums – vital, serving character of this region – past and future.
- A future site for a future civic institution.
- I think there could/should be greater focus on the types of cultural additional that is area could support.
- More thought on museum. Possible locations and style of structure. How would this tie in with the museum exhibits and offerings?

Environment:

- Yes! You did not start with the land under the buildings and parking lots, and the geology and watershed under and on it. Along with economist, you need geologist and vegetation specialists. Find out first how the land is functioning and understand what infill and impervious rooftops, pavement will do to water table, run-off, heat – need open ground, pavement that absorbs water. Trees are great in your drawings – need it in local engineer's mentality.
- Surface water – streams
- Energy star buildings – energy efficient, resource efficient
- Stormwater retention/mitigation for parking lots
- Green roofs – create beauty, reduce "heat island"

Farmer's Market:

- Connect downtown people to rural resources i.e. local food producers with structures and facilities that all are more farmers' market success.
- Farmers market still a concern.

Hillcrest Towers:

- Refine and improve Hillcrest Towers.

Housing:

- Be sure that managed lower income residential housing downtown has enough green space (common)
- A big problem in our town is well-to-do parents buying homes for college students. They should live downtown! (rather than living in our nice historic neighborhoods and destroying significant building and landscape stock).
- Need dense urban housing between AY and Rock Street
- Regarding housing and having mixed incomes – I wonder if there is any way to require that houses be owner-occupied. There are lots of neat little inexpensive houses around, but they are bought up (some by real estate agents) as rentals before anyone else even knows when they are on the market. I think this is a problem – one reason affordable (owner-occupied) housing is so rare.
- Preservation and implementation to keep downtown affordable for middle income family. Needs to be at the forefront and not brushed aside to special interest groups.
- How can we guarantee that mixed-use residences can maintain their quality, value? Can we legally enforce upkeep through ordinances?

- There are many families with kids in the area and would move into areas, especially around Washington Elementary.
- I strongly disagree with large apartment structures lining AY, with a "build-to" line, cutting off views and air to homes behind and taking up careful nurtured green space for "hidden" parking lots

Implementation:

- How to get property owners to play ball.
- Clear strategies for attainable housing – how to protect and insure mix
- No- you were thorough but we didn't hear any timelines
- How to enable the change from what exists to what can be.
- Helping building owners in restoring their businesses – example: A.G. Edwards on the square – I am told they have a beautiful rock structure underneath that ugly siding
- Specific coalition/partnering mechanisms for joint/mixed parking garage development and lot consolidation and redevelopment (tell us who should focus/coordinate this activity) and what tax, low interest loan, incentive sources are available (did a little but give us more specifics)
- Need to get more detailed input on culture arts, needs and correlate to demographic and economic feasibility
- Economics – tax benefits for limited number of years (maybe decreasing) for purchases of developed housing who will reside there. People should consider this an encouragement to buy living quarters downtown.

North Fayetteville:

- Remember development in North Fayetteville (at Joyce and College)

Old Library:

- Old library should become private

Public Spaces:

- Like to see the elevated space in front of Walton Arts Center become street level public, green sitting/walking/gathering space – clear back nearly to building, then steps, deep raised porch at entrance (ugly waste of space and unappealing and unusable now)
- I would like to see several small green space parks (like Boston Commons) or Pioneer Square in Seattle – one great spot would be the north 1/3 of the Walton Arts Center parking lot (& put a parking deck on the other 2/3). This is a high pedestrian area where people could sit, relax, drink a coffee, but mainly stop and enjoy the local environment.
- Paw park, paw park, paw park!
- Neighborhood parks
- Large green space for concerts and fireworks
- Small shared community green spaces for gardens, etc.
- At least one children's green space in downtown/Dickson area or along Mill Building green trail – one imaginative play spot to accommodate some playground activity
- More public parks away from each other (pocket parks)
- Need a massive public fountain

- Greenspace for concerts

Redevelopment:

- Mountain Inn

Safety:

- Not really, this has probably been discussed... but safety issues which arise from a walkable downtown. I live on Wed – fights in the parking lot. I would suggest that we gear up bike-cops to tour these areas at bar closing times.
- Commercial dumpster placement and mis-use – trash in and around city parking lots

Social Services:

- Social services (like Jones' Center in Springdale)

Sound Ordinance:

- Our sound ordinances. The outdoor music on Dickson Street and other venues is very loud (Jose's, Powerhouse, etc.). This distracts from downtown living and is stressful. Two homeowners on Meadow Street moved away in the last 10 years because of the noise. Their homes are now businesses
- Outlaw car alarms for civic peace and downtown sleeping

Streets:

- Go ahead and extend these improvements as far north as Maple Street.
- Center Street going west of the square is a major artery more appropriate than Mountain, which stops at School Avenue
- Did you take your traffic count when the UA students were back from Christmas break? (on/after Jan. 12) I have some concern for increasing density and narrowing streets (although I love how great it looks)
- The extensive lot for lower AY would exit at Church and South and create a nightmare traffic hazard for police cars traveling at high rates of speed down Church.
- I'm still suspicious of dividers in roads and roundabouts from the point of view of pedestrians – the tendency is to think of pedestrians as out for a stroll rather than actually trying to get somewhere, so (I've seen this) sometimes traffic lights are set to get pedestrians across half the street and then wait till the next cycle of the lights to cross the rest of the street. Or with roundabouts making the pedestrian crosswalks half a block away (because there is nothing wrong with making a pedestrian go out of their way). With pedestrians near the circle, you know that drivers are going to be looking at the left only (at cars) (if they bother to look at all – probably on their cell phones) and pedestrians are really vulnerable
- It would not be admissible to make only a single block of a street one-way and I think the one-way in front of the post office (as currently designated) should be left as is
- AY/School intersection is not dangerous but College/AY intersection is because of the topography
- College Boulevard – it is the only major North/South corridor, will it make travel better or worse?

- Having a Razorback sketched into the circle of Lafayette and College

Topography:

- How do the elevation changes in downtown (particularly between the square and WA C) effect walkability? How about a park somewhere?

Train Station:

- Redevelopment of train depot and trolley line but I understand that things like College Avenue redesign and infill concerns have a higher priority
- Train station / gravel lot
- The train depot and the open space to West Street and from Train Bank to photo studio needs to be used as public cultural space, plaza or park for outdoor concerts and events

Transportation:

- Mass transit?
- Increasing mass transit plan to connect parking with University, square, Dickson Street, library, Mill District, etc.
- A light rail between Fayetteville and Rogers
- Public transportation
- Local shuttle transportation to move people between town and Dickson Street and not move cars
- There is not enough emphasis shown on the map for people to walk and ride beyond downtown
- More access to 540 from Downtown

University:

- Not enough mention of tie to the University through Dickson/Lafayette
- Better cooperation with the University – Their fabulous Greek theater has very infrequent use. If more of the non-academic community could feel its benefits in using this property, it would reduce us vs. them thinking. Also, fraternity/sorority housing should not encroach on residential.

Uses:

- Street cafes
- Redevelopment ideas for College Avenue – what about the little bakeries, delis etc.?
- Only Fayetteville has the potential to be a fun, coveted destination and tourist attraction (in comparison to Springdale, Rogers, Bentonville). Those other cities are bland and are not fun.

Utility Lines and Signage:

- Are all utilities buried? I hope so
- Sign pollution
- Utility pollution
- Traffic signal pollution
- Does your design proposal include suggestions for sign ordinances?

- We really would like to see telephone and electric wires go underground.

View Preservation:

- I'm concerned that some element of view preservation be addressed

Zoning:

- There are a lot of 50' lots in the area and current zoning requires 60' lots to build – this should be changed so a person could rebuild or infill on vacant lots
- We have found out how the process can be streamlined and thus facilitate downtown redevelopment... how do we promote and enforce quality development?
- A very good idea to include building codes, not just what we don't want, but what we want.
- No sex shops in neighborhoods
- Let's not forget good architecture – we don't want an entire Disney World downtown
- Guidance, zoning regulations, and financial incentives for restoring and preserving great structures and places we have for character and history purposes

Additional Comments

College Avenue Improvements:

- Regarding changes on College Avenue and Lafayette – did I see parallel parking where there had been a lane? If so, I think parallel parking on that main thoroughfare would be hazardous. Four lanes of travel would be more important. Park in rear.
- More friendly shape than obelisk will set better, less aggressive tone!
- I don't know about the acceptance of College Avenue as 2 lanes – we have left turn lanes north of maple street intersection. Lack of road choice (alternate routes) to east and west to get north.

Community Participation:

- Under represented minorities and low income have been absent from all events! We need that inclusion. Participants will take ownership later on.

Community Process:

- Great presentation – covers everything I've thought over the years.
- You hit a homerun
- Your efforts to engage the community, please continue them and keep us informed of your work
- New to town – excited about the prospects
- Nice job
- The process and product are very exciting!
- We need an immediate victory, absolutely on right track
- [plan on right track] – absolutely. You have our collective vision down to a 'T'! Let's hurry up and get started! Great job! Thanks for all of the hard work!

- [plan on right track] –when can it be done?
- Thank you city and consultants. Great work and presentation!
- This was my very first meeting [to attend during the charrette] - media attention so positive, finally got me there! Sorry I missed the rest!
- This process made me proud and grateful that I live in Fayetteville. The Dover-Kohl design team did a terrific job! Keep going!
- Your firm is awesome! Extremely impressive.
- Thanks for all your good work (and sense of humor).
- I applaud and appreciate the people who made this happen. This consultation design work is very exciting.
- Thank you for your hard work and great ideas!
- Yes! Yes! Yes! Fantastic job, impressive draft! I am proud of Fayetteville for having your team! Thank you for helping us make Fayetteville even better.
- I thought the presentation was dynamite!! The fact that so many people attended and responded positively proves that Fayetteville is committed to downtown. As a planner by profession and a homeowner in downtown for 17 years I am truly excited about this planning process plan and look forward to involvement in the implementation of the vision. Thanks to all for the hard work!! Looking forward to working with you in the future.
- When the Nobel Prize for urban design is created, be sure and book a hotel room in Stockholm in advance.
- Very educational presentation! I enjoyed seeing ugly corner transformed!
- Great work and a real education for our community in participating and hearing progress.
- You've made me very proud of what we have and excited about what we will have!
- I'm so proud to live here and to have participated.
- Good work
- I hope I live to see some of these huge, lovely proposals. I am 82, so I'll be counting on you to help us achieve this for our city and the common good.
- A little ambition, but it is something to work towards. Very nice style of buildings and layout of new structures. Would be a very pleasing result if completed. Great job!
- At this point [the master plan/process] has gone beyond my expectations for Fayetteville. It reinforces the fact that I would prefer to live here and not farther north.

Downtown Housing:

- By the way, I have a friend who has thought about giving all her possessions away so she could get into the high rise for the elderly to be near the new library. So, the demand for housing will be there.
- Please consider upgrading and reviewing Hillcrest Towers instead of eliminating it.
- Residential density may be a bit too high.
- I live right across the street from Hillcrest Towers, one of the troublesome buildings. I do not object to this building in general. It definitely needs grounds keeping as it is very trashed up. There are improvements being made in the landscaping. Sidewalks need to be wheelchair accessible for the residents. This is a good example of mixed-use (office, residential) high density residential and is a great location for the residential.

Entertainment:

- More emphasis on non-bar entertainment (though that seems like it is being taken of too).
- Your age-specific destinations, example— family-friendly places, arcade for teens place for ballroom dancing for seniors, etc.

Implementation/Funding:

- How do you educate the people with the money and means to share and give back to the city and the rest of us
- Funding will come only from developers and contractors. They must believe the plan is profitable or it will never become reality.
- The approach is positive and was well presented as well as received – the challenge is to create a realistic implementation schedule as well, along with the resources to make it a reality.
- What can I do? To make this happen? I participate in some city/community processes but have no money to develop the dream. Can you recommend action items for the common folk to assist? How does city, developers, etc. go about finding the grand and funding opportunities? It all takes money and the more money, the faster will help build the vision faster.
- What priority should be made among the various options for spending public monies so that the greatest effect may be gained? (Is putting streetscape along 71B a very effective use of money for this decade?)

Maintain Quality:

- We need to insure it [the plan] doesn't become diluted – maintain the quality even if it takes longer.

Miscellaneous:

- I hope you will make all your presentations, calculations, and videos/photos available online and in file to our community!
- What is the track record for Dover-Kohl on its consulting when it's palette of contracted services does not include advising a municipality on how to change its zoning?

Old Post Office:

- Old Post Office in the square needs to be renovated into something special such as a museum/planetarium (with appropriate parking available)

Parking:

- Liner parking lots and buildings is a must
- A parking garage similar to the Boulder, CO photos shown by a group at the Saturday meeting

Parks:

- Please take the load off of Wilson Park! It has become a mini-community park rather than a neighborhood park. Move ballfields and some parking out of there! Greenspace?
- Old hospital and nearby grounds? Reduce parking lots—find green in existing asphalt!

- The long paths of trails should look similar to the Mall in New York City – special place, we need our own Central Park and Mall
- Downtown needs to be fun – more entertainment – a movie theater, restaurants, shops, internet café, bookstores, etc. Walkability to all these places is key as well as residential units

Sense of Place

- Please do not plan "cute" town – what people are mourning is the loss of "our" old feeling of Fayetteville

Streets

- There needs to be consideration for a "boulevard" or main arterial vehicular connection between the downtown district and people driving from the NW – basically, people coming from North Fayetteville and towns north. Perhaps an extension to Gregg. This connection would happen outside of your area of study, but would have an impact within it. Right now there is a lot of traffic driving through the Wilson Park neighborhood to get to/from Downtown, and I would hate to see the increased Downtown density increase traffic for residents of that neighborhood. This "boulevard" could be 2-lane with a green space median, much like your suggestion for College Avenue at Lafayette.

Walkability:

- We moved here in 1966 without a car. We lived here for 12 years without a car. I walked everywhere – it took me 17 minutes to walk downtown where I could shop, pay bills, go to the post office, library, doctor, etc. It was possible and it can be possible again.

Walton Arts Center:

- Specific – I prefer some open spaces such as plaza in front of Walton Arts Center

Do you think the plan is generally on the right track?

Yes 103 (91%)

No 0 (0%)

Maybe 5 (4.5%)

No Answer 5 (4.5%)